232225

POLREP 06
50th and Hayes Site
743, 745, 731, 729, 738, 740, and 737 50th Street NE
Washington, D.C. 20019

ATTN: RRC, C. Kleeman, M. Welsh, C. Ruleman (DC ECU), S. Smith (DC Fire/EMS)

EVENT: Time-Critical Removal/Continuing Site Assessment

I. SITUATION (as of 1730 hours, 28 October 1999):

A. This polrep covers Site assessment activities on October 21, 1999, as well as additional information.

B. The D.C. Environmental Crimes Unit (ECU) requested EPA assistance with the site located at 50th and Hayes, which was contaminated with waste oil/petroleum, tires, and other flammable materials. It was alleged that ongoing contamination of the site was impacting the environment, including an elementary school located across the street from the property. An initial assessment performed by OSCs Stanton and Boyd in February 1999 concluded that no Removal response action was required, based on the information available. However, in September 1999, D.C. ECU investigators reported that the contaminated soils at the site could be ignited and that, once ignited, the fires were difficult for the D.C. Fire Department to suppress. Based on this report, OSC Stanton determined that a Superfund response action pursuant to the NCP was appropriate and necessary and initiated a Superfund response to erect a fence to limit access to the property and deter ignition of fires.

C. During the weeks of September 13 and 20, 1999, EPA erected a fence to limit access to the Site. Soil samples were taken to determine the sources of the soils' ignitability, as well as the type and level of potential threat posed by the Site.

D. Estimated costs (C.O.B. 28 October 1999):

	EST. COSTS	CEILING
ERRS	$14,104	$ 50,000
SATA	2,169	15,000
EPA (TOTAL)	5,780	20,000
UNALLOCATED		115,000
TOTAL	21,403	200,000

II. ACTIONS TAKEN:

A. Analytical results were obtained from the samples taken on September 10, 1999, confirming the elevated lead and total petroleum hydrocarbon results reported in polrep # 5. However, the lab results did not indicate that the soils were ignitable.

EPA's SATA contractor provided a trip report summarizing the sampling event and related data (see attachment 1). One soil lead concentration significantly exceeded the standard typically applied by EPA as the Removal criteria for industrial (1,000 ppm) and residential (500 ppm) sites. Concentrations of several organic compounds exceeded both industrial and residential Risk-Based Concentrations.

B. As a result of the analytical results, and because the elevated lead level was found in an area of the Site in close proximity to the adjoining church, the OSC determined that another Site assessment visit should be planned to assess whether the Site contamination was leaching off-Site. The OSC contacted ORC Goldman, who confirmed with the attorney for the owner that the access granted to EPA included a repeated entrance for additional sampling.

C. OSC Michael Welsh was assigned to assist the OSC with any enforcement or prospective purchaser aspects of the Site. OSCs Welsh and Stanton contacted the prospective purchaser of the Site, and learned that he had in fact signed papers indicating that he was interested in purchasing the property, but that closure had been delayed pending the results of EPA's environmental analysis.

D. On 21 October 1999, OSCs Stanton and Welsh, EPA Civil Investigator Richardson, and SATA contractors conducted a Site assessment visit. Weather was slightly windy and sunny, with temperatures in the upper 60s. Soil samples were taken around the outside of the Site in areas where elevated concentrations had been found. Because the elevated lead and organic concentrations were found primarily in the area near the alley and church sides of the Site, the majority of samples were taken in this area, including along the fenceline by the church property. The area had had rains the previous day, leaving puddles in areas of the Site. Although efforts were made to test the soils' ignitability by hazcatting, the results of these tests were undoubtedly impacted by the dampness of the soils. Ignitability tests were performed on soils collected in the areas of initial soil samples 01-05. Samples 03 and 05 appeared to smolder, but no conclusive evidence of ignitability was produced. It was the conclusion of the OSC that the previous reports of flammability were likely due to the combination of flammable oil-impregnated soils over a base of asphalt, which made it unexpectedly difficult to extinguish hot spots.

III. FUTURE ACTIONS:

A. EPA expects to receive analytical results within two to four weeks. Based on the results, the OSC will determine what further actions will be taken.

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